

**CITY OF BALTIMORE
COUNCIL BILL 22-0325
(First Reader)**

Introduced by: Councilmember Cohen
At the request of: Miryan Quezada
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Introduced and read first time: December 5, 2022

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Planning Commission, Baltimore Development Corporation, Department of Transportation, Parking Authority of Baltimore City, Fire Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conditional Use Conversion of a Single-Family Dwelling Unit**
3 **to 2 Dwelling Units in the R-7 Zoning District – Variances**
4 **466 Hornel Street**

5 FOR the purpose of permitting, subject to certain conditions, the conversion of a single-family
6 dwelling unit to 2 dwelling units in the R-7 Zoning District on the property known as
7 466 Hornel Street (Block 6345, Lot 023), as outlined in red on the accompanying plat; and
8 granting variances from certain bulk regulations (lot area size) and off-street parking
9 requirements.

10 BY authority of

11 Article - Zoning
12 Sections 5-201(a), 9-401 (Table 9-401), 9-701(2), 9-703(f), 16-203, and
13 16-602 (Table 16-406)
14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That
17 permission is granted for the conversion of a single-family dwelling unit to 2 dwelling units in
18 the R-7 Zoning District on the property known as 466 Hornel Street (Block 6345, Lot 023), as
19 outlined in red on the plat accompanying this Ordinance, in accordance with Baltimore City
20 Zoning Code §§ 5-201(a) and 9-701(2), subject to the condition that the building complies with
21 all applicable federal, state, and local licensing and certification requirements.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
2 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted from the requirements of
3 § 9-401 (Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard
4 Regulations), as the minimum lot size requirement for 2 dwelling units, in the R-7 Zoning
5 District, is 2,200 square feet, and the lot area size is 1,714 square feet, thus requiring a variance
6 of 22.1%.

7 **SECTION 3. AND BE IT FURTHER ORDAINED,** That pursuant to the authority granted by
8 §§ 5-305(a) and 5-308 of Article 32 - Zoning, permission is granted for a variance from the
9 requirements of §§ 9-703(f), 16-203, and 16-602 (Table 16-406: Required Off-Street Parking) for
10 off-street parking.

11 **SECTION 4. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
12 accompanying plat and in order to give notice to the agencies that administer the City Zoning
13 Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council
14 shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat;
15 and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the
16 Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of
17 Housing and Community Development, the Supervisor of Assessments for Baltimore City, and
18 the Zoning Administrator.

19 **SECTION 5. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
20 after the date it is enacted.